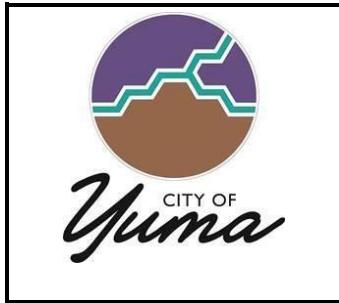


## **Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, April 24, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



### **Agenda**

**Planning and Zoning Commission Meeting  
City Hall Council Chambers  
One City Plaza Yuma, AZ  
Monday, April 24, 2023, 4:30 p.m.**

#### **A. CALL TO ORDER**

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

##### **B.1 APPROVAL OF MINUTES –**

March 13, 2023

##### **B.2 WITHDRAWALS BY APPLICANT – NONE**

##### **B.3 TIME EXTENSIONS – NONE**

##### **B.4 CONTINUANCES – NONE**

##### **B.5 APPROVALS – NONE**

#### **C. ACTION ITEMS –**

**C.1 CUP-41135-2023:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Panera Bread, for a Conditional Use Permit to allow the use of a drive-through restaurant with an exception request to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane, in the General Commercial/Infill Overlay (B-2/IO) District. The property is located on the southeast corner of 15<sup>th</sup> Street and 4<sup>th</sup> Avenue, Yuma, Arizona.*

#### **D. PUBLIC HEARINGS – NONE**

#### **E. EXECUTIVE SESSION – NONE**

#### **F. INFORMATION ITEMS**

##### **F.1 STAFF**

##### **F.2 COMMISSION**

**F.3 PUBLIC** – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## **ADJOURN**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*

**Planning and Zoning Commission Meeting Minutes**  
**March 13, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 13, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Ashlie Pendleton and John Mahon. Commissioners, Branden Freeman and Edgar Olvera were absent.

**STAFF MEMBERS** present included; Emily Hart, Assistant City Attorney; Alyssa Linville, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; and Lizbeth Sanchez, Administrative Specialist.

**Chairman Chris Hamel** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** –None

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

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**Action Items**– None

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**Public Hearings** –

**CUP-40942-2022:** *This is a request by Dahl, Robins, and Associates, on behalf of Spencrazi, LLC and the City of Yuma, for a Conditional Use Permit to allow a drive-through restaurant for Slim Chickens in the General Commercial/Infill Overlay (B-2/IO) District, for the property located at the southeast corner of W. 16<sup>th</sup> Street and S. 6<sup>th</sup> Avenue, Yuma, AZ.*

**Robert Blevins, Principal Planner, summarized** the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

**Chairman Hamel** asked if traffic would only have one way into the proposed project and exit right-out, to prevent traffic from crossing onto other lanes on 16<sup>th</sup> street. **Blevins** confirmed and stated that there was a raised median that prevented traffic cross over.

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Chris Robins, 1560 S 5<sup>th</sup> Ave, Yuma AZ,** was available for questions.

**PUBLIC COMMENT**

None

**Motion by Arney, second by Scott to APPROVE CUP-40942-2022 as presented. Motion carried unanimously, (5-0) with two absent.**

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**

None

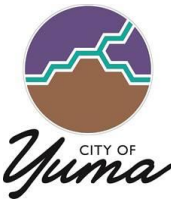
**ADJOURNMENT**

**Hamel** adjourned the meeting at 4:38p.m

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Chairman



**STAFF REPORT TO THE PLANNING & ZONING COMMISSION**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – CONDITIONAL USE PERMIT**  
**CASE PLANNER: ERIKA PETERSON**

**Hearing Date:** April 24, 2023

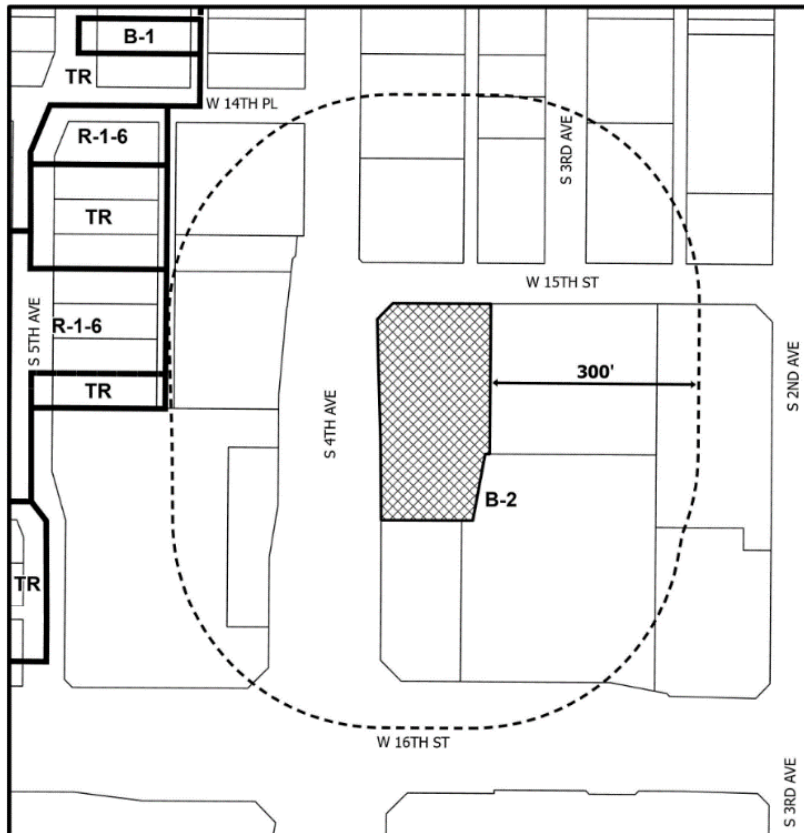
**Case Number:** CUP-41135-2023

**Project Description/Location:**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Panera Bread, for a Conditional Use Permit to allow the use of a drive-through restaurant with an exception request to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane, in the General Commercial/Infill Overlay (B-2/IO) District. The property is located on the southeast corner of 15<sup>th</sup> Street and 4<sup>th</sup> Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	General Commercial/Infill Overlay (B2/IO) District	Undeveloped	Commercial
<b>North</b>	General Commercial/Infill Overlay (B2/IO) District	Saguaro Foundation/Parking Lot	Commercial
<b>South</b>	General Commercial/Infill Overlay (B2/IO) District	Starbucks/Offices	Commercial
<b>East</b>	General Commercial/Infill Overlay (B2/IO) District	Retention Basin/Offices	Commercial
<b>West</b>	General Commercial/Infill Overlay (B2/IO) District	Sprouts/Jersey Mike's/Dutch Bros	Commercial

**Location Map:**



**Prior site actions:** Annexation: Ord. 672 (1956); Subdivision: Holmes Subdivision (1/21/1937); Conditional Use Permit- 2001-002; Lot Tie/Lot Split- LOTS-22752-2018

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow the use of a drive-through restaurant with an exception request to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane, in the General Commercial/Infill Overlay (B-2/IO) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-41135-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Dahl, Robins & Associates, Inc. for use of a drive-through restaurant with an exception to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane for the property located at the southeast corner of 15<sup>th</sup> Street and 4<sup>th</sup> Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

**Staff Analysis:** The subject property is located at the southeast corner of 15<sup>th</sup> Street and 4<sup>th</sup> Avenue, in the General Commercial/Infill Overlay (B-2/IO) District. The property is approximately 1.09 acres and is currently undeveloped. Historically, the property was developed with a Texaco Station/Food Mart.

With this request, the applicant is proposing to develop the site with a 3,950 square foot drive-through restaurant for Panera Bread, with an exception request to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane. The proposed development would also feature two patios, respectively 375 and 125 square feet, and approximately 41-45 parking stalls. In the General Commercial (B-2) District, restaurants with a drive-through facility are required to obtain a Conditional Use Permit.

In granting a conditional use permit; certain safeguards may be required, and certain conditions established to accomplish to following:

- To protect the public health, safety, convenience and general welfare;
- To assure that the purposes of the zoning code shall be maintained with respect to the particular conditional use on the particular requested site;
- To consider the location, use, building, traffic characteristics and environmental impact(s) of the proposed use; and
- To consider existing and potential uses with the general area in which the requested conditional use is proposed.

The applicant provided two site plan options included in the Conditional Use Permit request, both can be seen in Attachment B (Option A) and Attachment C (Option B). Site Plan Option A, would require the relocation of existing utilities, with the “drive-through entrance connecting to the existing North/South access drive. Site Plan Option B, depicts the drive-through entrance connecting within the parking lot.”

According to the applicant, Site Plan Option A, would significantly increase the cost of the project due to the relocation of the existing utilities.

### **Exception Request and Analysis**

The Planning & Zoning Commission may grant an exception to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane as a part of a CUP if the exception is supportable by the four findings of fact in §154-03.04(D)(1) of the Yuma City Code.

#### **Exception #1 – Reduced Setback:**

- A. Are there special circumstances or conditions applying to the land, building, or use referred to in the application and which do not apply to other properties in the district?**

**The applicant states:** “Yes, there is a unique circumstance relating to this property. Major improvements to the roadways and intersection of 16<sup>th</sup> Street and 4<sup>th</sup> Avenue required right-of-way dedications from this parcel, reducing the width of developable property. The shape and minimal dimensions of the property make efficient placement of the building and drive through lane less practical and hamper the layout of the project. The drive through lane extends into the 10 foot Setback over a relatively short distance of less than 100 feet.”

**Staff Analysis:** Due to the prior construction of the 4<sup>th</sup> Avenue and 16<sup>th</sup> Street major road improvements, right-of-way dedications were required from this parcel for a right turn lane. The right-of-way dedication reduced the amount of buildable area affecting the placement of buildings and access points.

- B. Were such special circumstances created by the owner or the applicant?**

**The applicant states:** “No, this special circumstance was not created or caused by the property owner or applicant. The Major improvements to the roadways and intersection of 16<sup>th</sup> Street and 4<sup>th</sup> Avenue, which required right-of-way dedications from this parcel, were constructed by the City of Yuma in an effort to create a safer and more efficient roadway system.”

**Staff Analysis:** The special circumstance was not created by the applicant. During the time of the major roadway improvements along the 4<sup>th</sup> Avenue and 16<sup>th</sup> Street intersections, the property was not under the ownership of the applicant.

- C. Is the authorization of the Variance necessary for the preservation and enjoyment of substantial property rights?**

**The applicant states:** “Yes, the granting of this exception/variance is necessary for the preservation of substantial property rights enjoyed by other property owners. Setback reductions to 4 feet have previously been approved for the nearby Taco Bell, Starbucks, Dutch Bros and Slim Chickens drive through lanes. Granting this exception/variance request will help overcome the problems associated with the physical property constraints on this particular site.”

**Staff Analysis:** There have been other developments near this project that have received reduced setbacks along 4<sup>th</sup> Avenue and 16<sup>th</sup> Street for the location of their drive-through.

Granting the variance for the 4-foot setback reduction along 4<sup>th</sup> Avenue will not be out of character for this area.

**D. Will the authorizing of the application be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general?**

**The applicant states:** “No, the granting of the exception/variance will not be detrimental. The granting of this exception/variance request should have zero negative impact to persons, property, the neighborhood, or to the public health, safety and general welfare.”

**Staff Analysis:** The granting of this variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general. As mentioned, other commercial developments along 4<sup>th</sup> Avenue and 16<sup>th</sup> Street have drive-through lanes that are within the 10-foot setbacks. The setback along 4<sup>th</sup> Avenue will be landscaped and a 4-foot reduction in a small section of it will not obstruct any visibility.

**1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?**

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	None	
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	1
J.	Other	None	

**2. Does the site plan comply with the requirements of the zoning code?**

Yes. The site plan complies with the requirements of the zoning code.

**3. Does the proposed use and site plan comply with Transportation Element requirements?**

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
4 <sup>th</sup> Avenue- Minor Arterial	50 FT H/W	75 FT H/W	X			X
Bicycle Facilities Master Plan	Existing bike lane at 4 <sup>th</sup> Avenue and 16 <sup>th</sup> Street					
YCAT Transit System	Yellow Route 95					
Issues:	None					

Yes. The site plan complies.

**4. Does the proposed conditional use conform to all prior City Council actions for this site?**

Yes.

**5. Can the P&Z Commission answer the following questions affirmatively?**

**(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?**

Yes. The Planning and Zoning Commission, or the City Council, has the authority to review and approve this request per Section 154-08.04 (E), which requires a Conditional Use Permit for a drive-through facility for any restaurant.

**(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?**

Yes. The proposed use would not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working in the vicinity.

**(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?**

Yes. The ingress, egress, and traffic circulation meet the needs of the requested conditional use.

**(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?**

Yes. The existing building and parking are adequate, providing a transition from, and protection to, existing and contemplated development in the area.

**(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?**

Yes. The height and bulk of the proposed building is compatible with the general character of the development in the vicinity.

**(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?**

Yes. Adequate site and security lighting are required with the approval of this request.

**(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?**

Yes. The proposed use for the site will include proper screening and landscaping consistent with the Crime Prevention Through Environmental Design (CPTED) principles for visual surveillance.

**Public Comments Received:** None Received

**Agency Comments:** None Received.

**Neighborhood Meeting** No Meeting Required.

**Comments:**



**Discussions with Applicant/Agent:**

3/23/2023 - Discussed extending the expiration of the Conditional Use Permit.

**Proposed conditions delivered to applicant on:** 3/23/2023

**Final staff report delivered to applicant on:** 4/13/2023

<input type="checkbox"/>	Applicant agreed with all of the conditions of approval on:
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input checked="" type="checkbox"/>	Conditions of Approval were e-mailed to the applicant on 3/23/2022 and a response has not been received yet.

**ATTACHMENTS:**

A	B	C	D	E	F	G	H
Conditions of Approval	Site Plan Option A	Site Plan Option B	Site Photos	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:**

*Erika Peterson*

**Date:** 4/11/2023

Erika Peterson  
Associate Planner

[Erika.Peterson@YumaAZ.Gov](mailto:Erika.Peterson@YumaAZ.Gov) (928)373-5000, x3071

**Approved By:**

*Jennifer Albers*

**Date:** 4/12/23

Jennifer Albers,  
Assistant Director, Community Planning

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

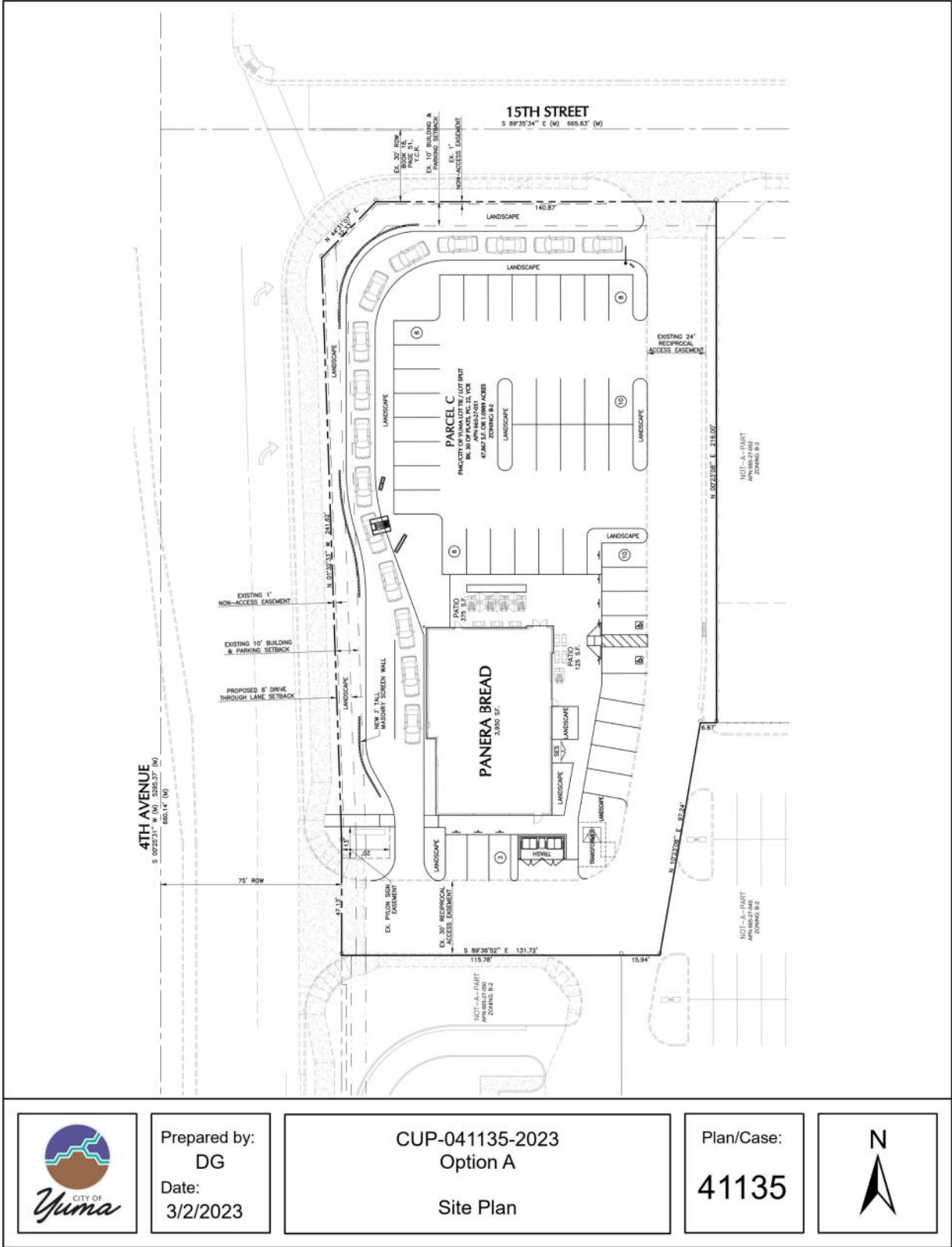
**Department of Planning and Neighborhood Services Comments: Alyssa Linville,  
Director of Planning & Neighborhood Services (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning: Erika Peterson, Associate Planner, (928) 373-5000, ext. 3071**

3. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
4. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
5. In any case where a Conditional Use Permit has not been used within two years after the granting thereof, it shall be null and void.
6. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**



[illegible]

**ATTACHMENT D**  
**SITE PHOTOS**



## ATTACHMENT E

### AGENCY NOTIFICATIONS

- **Legal Ad Published:** The Sun 3/31/2023
- **300' Vicinity Mailing:** 3/6/2023
- **34 Commenting/Reviewing Agencies noticed:** 3/9/2023
- **Site Posted on:** 4/17/2023
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 4/24/2023
- **Comments due:** 3/20/2023

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	3/10/2023	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	Yes	3/20/2023	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	Yes	3/9/2023	X		
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
Quechan Indian Tribe	Yes	3/13/2023	X		
USAG Yuma Proving Ground	Yes	3/13/2023	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	3/10/2023	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	3/13/2023	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F**  
**NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
<b>BEELEER PROPERTY HOLDINGS LLC</b>	1502 S 4TH AVE	YUMA	AZ	85364
<b>MARTINEZ ANTONIO MIGUEL TRUST 5-28-2021</b>	1443 LOST CREEK RD	CHULA VISTA	CA	91915
<b>MCCLOUD ENTERPRISES LLC</b>	1495 S 3RD AVE	YUMA	AZ	85364
<b>MCCLOUD ENTERPRISES LLC</b>	1495 S 3RD AVE	YUMA	AZ	85364
<b>SAGUARO FOUNDATION COMMUNITY LIVING PROGRAM AZ CORP</b>	PO BOX 5869	YUMA	AZ	85366
<b>SMITH JIM D</b>	221 S 2ND AVE STE 1	YUMA	AZ	85364
<b>SAGUARO FOUNDATION COMMUNITY LIVING PROGRAM AZ CORP</b>	PO BOX 5869	YUMA	AZ	85366
<b>MCCLOUD ENTERPRISES LLC</b>	1495 S 3RD AVE	YUMA	AZ	85364
<b>MCCLOUD ENTERPRISES LLC</b>	1495 S 3RD AVE	YUMA	AZ	85364
<b>SIXTEEN &amp; FOUR AZ LLC</b>	10611 N HAYDEN RD STE D-105	SCOTTSDALE	AZ	85260
<b>YUMA CITY OF</b>	ONE CITY PLAZA	YUMA	AZ	85364
<b>YUMA CITY OF</b>	ONE CITY PLAZA	YUMA	AZ	85364
<b>PMG PARTNERSHIP AZ LLC</b>	350 W 16TH ST STE 332	YUMA	AZ	85364
<b>YUMA CITY OF</b>	ONE CITY PLAZA	YUMA	AZ	85364
<b>YUMA CITY OF</b>	ONE CITY PLAZA	YUMA	AZ	85364
<b>YUMA CITY OF</b>	ONE CITY PLAZA	YUMA	AZ	85364
<b>PMG PARTNERSHIP AZ LLC</b>	350 W 16TH ST STE 332	YUMA	AZ	85364
<b>STEWART TITLE &amp; TRUST OF PHOENIX INC</b>	2930 E CAMELBACK RD STE 210	PHOENIX	AZ	85016
<b>NOVA YUMA LLC</b>	6057 E GRANT RD STE 100	TUCSON	AZ	85712

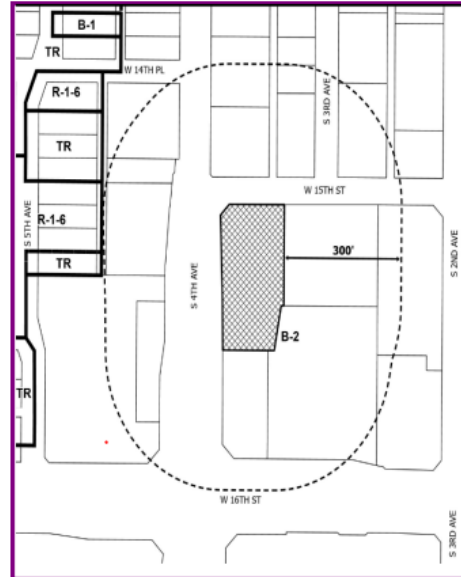


**ATTACHMENT G  
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Panera Bread, for a Conditional Use Permit to allow the use of a drive-through restaurant with an exception request to reduce the 4<sup>th</sup> Avenue setback from 10 feet to 6 feet for the drive-through lane, in the General Commercial/Infill Overlay (B-2/IO) District. The property is located on the southeast corner of 15<sup>th</sup> Street and 4<sup>th</sup> Avenue, Yuma,

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
CUP-41135-2023**

**PUBLIC HEARING**  
04/24/2023 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of 15th Street and 4th Avenue, you are invited to attend this meeting to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at [Erika.Peterson@YumaAz.gov](mailto:Erika.Peterson@YumaAz.gov)



ATTACHMENT H  
AERIAL PHOTO

